161.0	0002	0024.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,162,100	/	1,162,100
USE VALUE:	1,162,100	/	1,162,100
ASSESSED:	1,162,100	/	1,162,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
144		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SAYER JULIE &
Owner 2:	IRWIN RYAN
Owner 3:	
Street 1:	144 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NYBERG JONATHAN M -
Owner 2:	-
Street 1:	P.O. BOX 292
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .245 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1916, having primarily Clapboard Exterior and 2256 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10676.000	643,900		518,200	1,162,100
Total Card	0.245	643,900		518,200	1,162,100
Total Parcel	0.245	643,900		518,200	1,162,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 515.16 | /Parcel: 515.16

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 107556

GIS Ref

GIS Ref

Insp Date 10/06/18

!12601!

PREVIOUS ASSESSMENT

Parcel ID 161.0-0002-0024.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	643,900	0	10,676.	518,200	1,162,100		Year end	12/23/2021
2021	101	FV	625,400	0	10,676.	518,200	1,143,600		Year End Roll	12/10/2020
2020	101	FV	625,400	0	10,676.	518,200	1,143,600	1,143,600	Year End Roll	12/18/2019
2019	101	FV	469,600	0	10,676.	518,200	987,800	987,800	Year End Roll	1/3/2019
2018	101	FV	468,900	0	10,676.	459,000	927,900	927,900	Year End Roll	12/20/2017
2017	101	FV	468,900	0	10,676.	384,900	853,800	853,800	Year End Roll	1/3/2017
2016	101	FV	540,300	2000	10,676.	384,900	927,200	927,200	Year End	1/4/2016
2015	101	FV	416,600	2000	10,676.	333,100	751,700	751,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:14:18

LAST REV

Date	Time
10/12/18	10:56:44
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12601

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NYBERG JONATHAN	62142-312		6/28/2013	Change>Sale	900,000	No	No		
WILTBERGER LOIS	59724-371		8/9/2012	Estate/Div	380,000	No	No		
	13028-230		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/25/2013	119	Addition	270,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
7/31/2013	Measured	JBS	JOHN S
5/17/2013	Info Fm Prmt	EMK	Ellen K
1/5/2009	Measured	189	PATRIOT
12/16/1999	Mailer Sent		
11/24/1999	Measured	264	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	107556
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10676		Sq. Ft.	Site		0	70.	0.69	8									518,199						518,200	

Total AC/HA:	0.24509	Total SF/SM:	10676	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	518,199	Spl Credit		Total:	518,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.11546683
Const Adj.:	0.99989998
Adj $ / SQ:	144.996
Other Features:	111792
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	721890
Depreciation:	77964
Depreciated Total:	643926

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

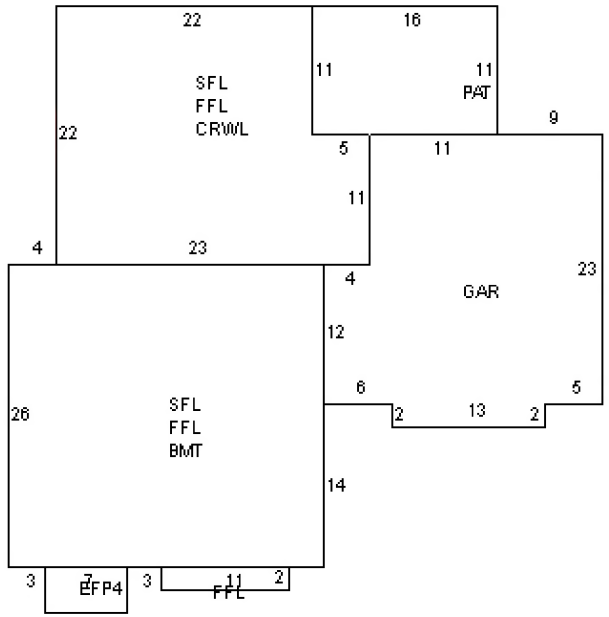
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	211.69
Special Features:	0	Val/Su Net:	152.04
Final Total:	643900	Val/Su SzAd	285.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,263	145.000	183,130
SFL	Second Floor	993	145.000	143,952
BMT	Basement	702	43.500	30,536
CRWL	Crawl Space	539	21.750	11,723
GAR	Garage	534	19.680	10,509
PAT	Patio	176	4.380	771
EFP	Enclos Porch	28	72.590	2,033

	Net Sketched Area:	4,235		Total:	382,654
Size Ad	2255.8000	Gross Area	4483	FinArea	2256

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	80				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

161.0-0002-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	